

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**May 20, 2010
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, JOHN HART

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[May 6, 2010](#)

STUDY SESSIONS

1. ARC 10-006, IN N OUT BURGER RESTAURANT STUDY SESSION, 3131 N. MAIN STREET (60 Minutes)

[Staff Report](#)
[Attachments A-C](#)
[Attachments D-E](#)

The applicant is requesting a study session to attain design review comments and feedback for a new In N Out Burger restaurant site. The project includes a 3,750 square foot single-story restaurant, a drive-through to accommodate queuing for 15 vehicles, a 32-seat outdoor dining area and other various site improvements including landscaping and parking lot reconfiguration. The project is proposed to be located on two existing parcels. However, the applicant may reconfigure these two parcels, along with three other parcels to the north developed with a Black Angus restaurant facility, to result in a total of two parcels. In the event that this occurs, the In N Out Burger site would be approximately 1.05 acres, while the Black Angus site would be approximately 1.45 acres, for a total 2.51 acres collectively. Lastly, the Black Angus site is proposed to receive site improvements including the demolition of a vacant tenant building, landscape improvements and parking design modifications. Assessor's Parcel Numbers: 170-092-050, 054, 055, 057 & 058.

No action will be taken on this item.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

2. ARC 08-029, CORTSEN MINOR SUBDIVISION STUDY SESSION, 297 CORTSEN ROAD (45 Minutes)

THIS ITEM IS CANCELLED AND WILL BE RE-NOTICED AND RESCHEDULED FOR CONSIDERATION AT A FUTURE HEARING.

The applicant is requesting a study session to attain design review comments and feedback for the design of three new single family residences in a recently approved four-lot minor subdivision (MS 08-002). The Commission previously reviewed conceptual plans, development standards and design guidelines at previous ARC study sessions (January 15 & March 5, 2009). Since this time, the subdivision has been approved, and the applicant has decided to request approval for the final design of the development of each parcel. Assessor's Parcel Numbers: 166-070-052 and 166-060-045

No action will be taken on this item.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on June 3, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.